

092.0

0001

0005.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

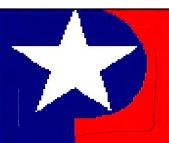
672,800 / 672,800

USE VALUE:

672,800 / 672,800

ASSESSED:

672,800 / 672,800


**Patriot**  
Properties Inc.
**PROPERTY LOCATION****IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
24		FABYAN ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	DOWNING WILLIAM J/ETAL
Owner 2:	DOWNING CAROL W
Owner 3:	

Street 1: 24 FABYAN ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

**NARRATIVE DESCRIPTION**

This parcel contains 4,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Stucco Exterior and 1991 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code Descrip/No Amount Com. Int

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 5	- Cape			Full Bath: 2	Rating: Good			A Bath:	Rating:			RESIDENTIAL GRID					
Sty Ht: 1T	- 1 & 3/4 Sty			3/4 Bath:	Rating:			A 3QBth:	Rating:								
(Liv) Units: 1	Total: 1			1/2 Bath:	Rating:			A HBth:	Rating:								
Foundation: 2	- Conc. Block			OthrFix:	Rating:			A HBth:	Rating:								
Frame: 1	- Wood			Kits: 1	Rating: Good			OthrFix:	Rating:								
Prime Wall: 6	- Stucco			A Kits:	Rating:			Fpl: 1	Rating: Average								
Sec Wall: 1	- Wood Shingl	30%		WSFlue:	Rating:			Fpl: 1	Rating: Average								
Roof Struct: 1	- Gable			CONDO INFORMATION													
Roof Cover: 1	- Asphalt Shgl			Location:													
Color: WHITE				Total Units:													
View / Desir:				Floor:													
<b>GENERAL INFORMATION</b>				% Own:													
Grade: C	- Average			Name:													
Year Blt: 1951	Eff Yr Blt:			<b>REMODELING</b>	<b>RES BREAKDOWN</b>												
Alt LUC:	Alt %:			Exterior:	No Unit	RMS	BRS	FL									
Jurisdct: G12	Fact: .			Interior:	1	7	3										
Const Mod:				Additions:													
Lump Sum Adj:				Kitchen:													
<b>INTERIOR INFORMATION</b>				Baths:													
Avg Ht/FL: STD				Plumbing:													
Prim Int Wall: 6	- Average			Electric:													
Sec Int Wall:				Heating:													
Partition: T	- Typical			General:													
Prim Floors: 3	- Hardwood			Total:	1	7	3										
Sec Floors:				CALC SUMMARY	COMPARABLE SALES												
Bsmnt Flr: 12	- Concrete			Basic \$ / SQ: 105.00	Rate	Parcel ID	Typ	Date	Sale Price								
Subfloor:				Size Adj.: 1.35000002													
Bsmnt Gar:				Const Adj.: 0.98990101													
Electric: 3	- Typical			Adj \$ / SQ: 140.318													
Insulation: 2	- Typical			Other Features: 90000													
Int vs Ext:				Grade Factor: 1.00													
Heat Fuel: 1	- Oil			NBHD Inf: 1.00000000													
Heat Type: 3	- Forced H/W			NBHD Mod:													
# Heat Sys: 1				LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val										
% Heated: 100				Adj Total: 348545	Juris. Factor: 1.00	Before Depr:	140.32										
Solar HW: NO				Depreciation: 64829	Special Features: 0	Val/Su Net:	120.42										
% Com Wall				Depreciated Total: 283715	Final Total: 283700	Val/Su SzAd	190.15										
<b>MOBILE HOME</b>				PARCEL ID	092-0-0001-0005.0												
Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]																	
<b>SPEC FEATURES/YARD ITEMS</b>				<b>IMAGE</b>													
																	
<b>AssessPro Patriot Properties, Inc</b>																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1980	0.00	T	31.2	101					
19	Patio	D	Y	1	160	A	AV	2000	4.59	T	15.2	101			600		600
More: N	Total Yard Items:	600		Total Special Features:					Total:	600							